

Development Conditions

CSPA 2004-PR-044

April 3, 2012

With the approval of CSPA 2004-PR-044 for a Comprehensive Sign Plan Amendment located at Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4 and 5 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the Planning Commission conditioned the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with CSP 2004-PR-044 (an asterisk identifies those conditions carried forward from CSP 2004-PR-044 with minor modifications to update page references):

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan Amendment.*
2. This Comprehensive Sign Plan Amendment is granted to permit the signs that would not otherwise be permitted by Article 12, Signs, as depicted on the three parts of the Comprehensive Sign Plan submitted with this application and prepared by RTKL dated March 5, 2012, which are respectively entitled; "Tysons Corner Center Wayfinding Signage"; "Tysons Corner Center Building-Mounted and Garage-Mounted Signage"; and "Tysons Corner Center Office Tower Signage", and approved with this application, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes tenant name, address, sign type, sign height, sign area and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.*
4. Building and/or garage mounted signage shall not project more than three feet from the building face except as follows. The panel sign mounted on the north side of Parking Terraces D and E may extend up to five feet from the face of that garage.*
5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and the Virginia Department of Transportation (VDOT) standards.*

6. The AMC sign (#33) and the Barnes and Noble sign (#32) on the eastern face of the mall building and the illumination associated with the architectural panels on the southern and eastern facades shall be lit only between 8:00 a.m. and 12:00 midnight.*
7. No additional signage other than that shown on the “Building-Mounted and Garage-Mounted Signage” plan shall be located on the eastern façade of the mall building 48.5 feet above the finished first floor level as indicated on Sheet 5 of this plan.*
8. Notwithstanding the illustrations on Sheets 10, 11, 12 of the Building-Mounted and Garage Mounted Signage plan, the number of individual signs on the panel sign of the northern elevation of the Parking Terrace E listed as #39-46 on the matrix on Sheet 2 of this signage plan shall be limited to ten. The area of this panel shall be limited to 948 square feet.*
9. This approval shall not preclude the installation of additional signs on the mall building or future buildings built pursuant to RZ/FDP 2004-PR-044 that comply with the provisions of Article 12 of the Zoning Ordinance.*
10. The “Proposed Replacement Marquee Signs” (Sign G2) shall be set back from the edge of the right-of-way by a minimum of five feet and shall not be located within the required lines of sight at the entrance where these signs are placed. The “Proposed Replacement Marquee Signs” shall not include flashing or streaming text, symbol and/or lights.*
11. Sheet 2 of the “Wayfinding Sign” plan includes a depiction of the existing signs on the site that direct vehicles to appropriate egresses from the property to the surrounding major thoroughfares. Additional signage, in the form of new signs and/or additional sign text in the existing directional signs shall be added to the site to identify Westpark Drive and to direct vehicles to Westpark Drive and to Gallows Road. The signs for Gallows Road should read “Bridge to Gallows Road” or equivalent. Signs providing direction to Westpark Drive shall be installed on Tysons One Place (formerly Shop Tysons Boulevard) on either side of Westpark Drive. These directional signs shall be installed prior to issuance of the permits for the “Proposed Replacement Marquee Signs”.*
12. Lighting associated with all signs shall conform with the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.*
13. This approval shall not preclude the installation of additional wayfinding signs on the site provided that the wayfinding signs are not visible from public right-of-way or from an adjoining property.

14. Signage on the office building shall be limited to the eight signs depicted and the maximum square footage for each sign. Reduction in sign area for a sign shall not allow another sign to increase in size or for additional signage to be added.
15. All free standing signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
16. Sign #21 (Macy's) may be replaced with a 164.16 square foot sign (#65) that has a design similar to sign #64 (Lord and Taylor).

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and sign plan shall not be valid until this has been accomplished.